

**REGULAR MEETING
OF
THE BOARD OF COMMISSIONERS**

**Suder Montessori School
2022 West Washington, Chicago, IL**

**Tuesday, April 17, 2007
8:30 a.m.**

AGENDA

- I. Centering Thoughts - *Commissioner Harris***
- II. Report from Chief Executive Officer – *Sharon Gist Gilliam***
- III. Public Participation**
- IV. Closed Executive Session**
- V. Committee Reports and Presentation of Resolutions**
- VI. Adjournment**

Approval of Regular Board Minutes for the Meetings of January 16, 2007 and February 20, 2007.

Executive Session

Discussion

1. Pending/Imminent/Probable Litigation. (*Jorge Cazares*)

Resolutions

1. Approval of Personnel Action Reports for the month of March 2007. (*Tish Mercer*)
2. Approval of contract amendment with the law firm of Kutak Rock, LLP for additional legal fees and expenses. (*Jorge Cazares*)
3. Approval of contract amendment with the law firm of Mayer, Brown and Rowe for additional legal fees and expenses (*Jorge Cazares*)
4. Approval of Settlement Agreement in the matter of Ellyn Hussey vs. CHA & East Lake Management Company, 04 L 1384. (*Jorge Cazares*)
5. Approval of Settlement Agreement in the matter of Diane Wallace v. CHA, 03 C 491. (*Jorge Cazares*)

**A Tenant Services Committee
Committee Report**

1. Recommendation to approve second option of Contract No. 0673 with The Spanish Coalition for Housing, not-to-exceed \$392,000.00, for Marketing, Outreach, and Intake Services to the Latino Population for CHA Programs. (*Veronica Alanis*)
2. Recommendation to negotiate and enter into contract with LCDC/Safeway, not-to-exceed \$190,000.00, for Community and Supportive Services for the Fountain View Apartments. (*Bryce White*)
3. Recommendation to approve extension of Contract No. 5093 with Holsten Real Estate Management Corporation, not-to-exceed \$227,000.00, to provide Community and Supportive Services to the Hilliard Community. (*Bryce White*)
4. Recommendation to extend Contract No. 5059 with Stateway Associates, LLC, not-to-exceed \$620,000, to provide Community and Supportive Services to the revitalized Stateway Community. (*Bryce White*)
5. Recommendation to amend Contract No. 0370 with Quadel Consulting Corporation for the administration of the Housing Choice Voucher/Section 8 Programs to add a six month extension option. (*Sharon Glenn*)

B Operations & Facilities Committee
Committee Report

1. Recommendation to approve Modification No. G-12 to Contract No. 5121 with H.L.F. Construction Company, Inc., in the amount of \$113,708.20, for additional work related to the General Renovation of Washington Park Homes. ***(Al Clark)***
2. Recommendation to approve Modification No. G-02 to Contract No. 5118 with FHP Tectonics, in the amount of \$183,153.00, for additional work related to the General Renovation of Wentworth Gardens. ***(Al Clark)***
3. Recommendation to approve submittal of the Mixed-Finance Proposal, Evidentiaries, and Disposition Application to HUD; commit CHA funds of up to \$5,003,133 to the Cabrini Extension North Phase I Rental On-Site Redevelopment; execute ground Lease to the Ownership Entity for the land at the Phase I Rental Site and execute and deliver such other documents and perform such actions as may be necessary to implement the foregoing. ***(Carl Byrd)***
4. Recommendation to enter into contract with Parkside Old Town, LLC, not-to-exceed \$985,374.00, for Environmental Remediation Activities at the Cabrini Extension North Phase I Rental Redevelopment Site and to execute other documents as necessary to implement the foregoing. ***(Carl Byrd)***
5. Recommendation to submit a Mixed Finance Proposal and Disposition Application to HUD for the Redevelopment of Roosevelt Square (ABLA) Phase II and to execute Ground Leases, Loan Documents and such other documents as necessary to implement the foregoing. ***(Carl Byrd)***
6. Recommendation to enter into contract with LR ABLA, LLC, not-to-exceed \$7,369,088, for Environmental Remediation activities at the ABLA/Roosevelt Square Phase II Rental and For-Sale Development Sites and execute such other documents as necessary to implement the foregoing. ***(Carl Byrd)***
7. Recommendation to approve Oakwood Boulevard Associates as the selected Rental Development Team within the Phase II area of Madden/Wells/Darrow; recommendation to enter into a Pre-Development Loan Agreement and Development Agreement with Oakwood Boulevard Associates for Madden/Wells Phase II Rental and recommendation to execute other documents and take such other actions as may be necessary to implement the foregoing. ***(Carl Byrd)***
8. Recommendation to enter into an Amended and Restated Redevelopment Agreement for Rockwell Gardens and to enter into a Predevelopment Loan Agreement for the West End (Rockwell Gardens) Phase II Development and to execute other documents and take other actions as necessary or appropriate to implement the foregoing. ***(Carl Byrd)***

9. Recommendation to enter into a predevelopment Loan Agreement with Stateway Associates, LLC for the Stateway Gardens/Park Boulevard Phase II on-Site Development and to execute other documents and take other actions as may be necessary to implant the foregoing. (*Carl Byrd*)

C Finance & Audit Committee
Committee Report

1. Recommendation to approve 1st Quarter Revised 2007 Comprehensive Budget. (*Mike Moore*)
2. Recommendation to approve the Restructuring of Equity Financing for C/S Harrison Courts Limited Partnership and recommendation for Harrison Courts LLC to amend the Partnership Agreement and Development Agreement and execute related documents required to consummate the transactions. (*Miroslava Mejia*)